



Weathering the storm...

London 'Super-Prime' market soars ahead.

Feature Property: The Montevetro Building.

Also inside: All SOLD - at Bishops Square

Taking the sting out of HIP's...

+ New Instructions & Latest Sales

Main image: Studio living at Albion...

Jo Webster



With the start of 2008, everyone is wondering whether we are going to see the property market crashing or whether in fact, property is still one of the safest bets?

Despite the "credit crunch" in the second half of 2007, prices at the top end of the market remained firm. We saw a reduction by 20% in the number of instructions coming onto the market, and it was mainly due to this imbalance between supply and demand that fuelled the price rises.

Indications for 2008 are that we will see a slow down in the demand, as fears of a recession looms. The Bank of England's decision to cut rates by a quarter point in December, together with analysts predictions for a further cut to 5.25% next month, should help to give more confidence to buyers.

City bonuses have been estimated to be between 25 and 50% lower than previous years, but we are already seeing evidence that these bonuses are going into property.

The "super-prime sector" in London is continuing to show the best growth overall, and is predicted to remain over 5% for 2008, helped mainly by the overseas investors who still favour the London property market as one of the safest investment areas.

HOME INFORMATION PACK

HIPS FOR FREE

It is now a legal requirement to provide a Home Information Pack (HIP) for all properties that have come onto the market after the 14th December 2007.

This pack includes an energy efficiency report on the property (EPC - Energy Performance Certificate), together with a copy of the register of the Title, and Local Authority searches.

Jo Webster Properties can organise this on your behalf, and as an added incentive we are offering to reimburse the cost of the HIPS on any successful sales transaction. (This offer is valid for limited period only). Please contact us for further information.

Feature Property



E Block, Montevetro SW11

A superb apartment giving a unique feeling of living "over" The Thames. Located on the second floor of this stunning Richard Roger's Designed apartment building, the superb reception room benefits from glazing on two sides and has a river frontage of over 34'. Comprising 1991 sq ft (185 sq m) the apartment has a superb fitted kitchen leading onto a west facing cantilevered bal-

cony facing toward the river. It also offers a study area, three bedrooms, two bathrooms and a shower room. Montevetro benefits from 24 hour security, communal gardens, use of a leisure centre, an "all weather" tennis court, and secure parking.

Call 020 7349 7055 to arrange a viewing.



Share of Freehold £2,250,000.

PRICES ON THE UP?

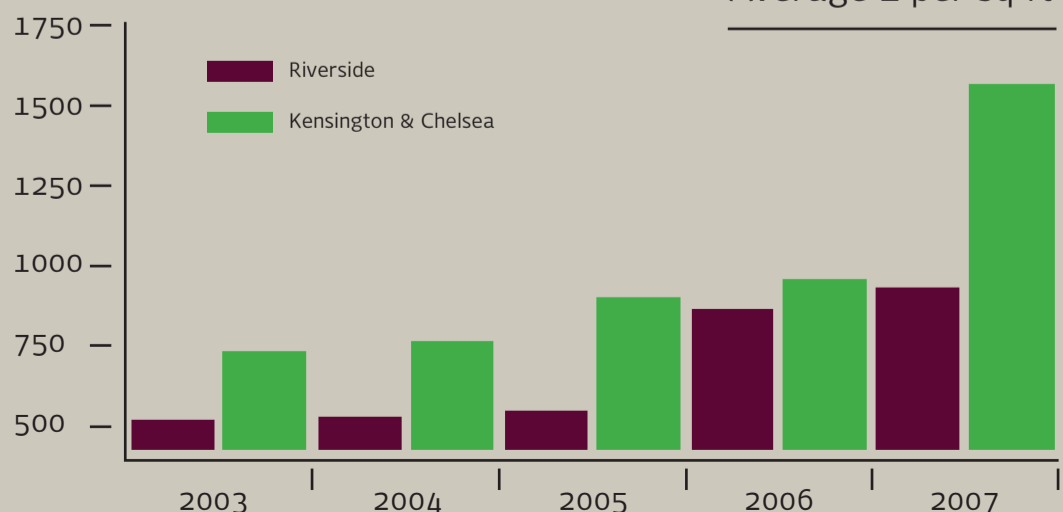
In 2007 we sold £49 million of property. We saw the prices in Kensington Green go up by some 67% last year. The huge demand for properties in the development compared with the number of new instructions has pushed these prices higher than ever expected.

The superb maintenance of the estate has made Kensington Green one of "the" places to live with buyers paying top prices on apartments that have seen little updating in the last 15 years. The average price per sq ft is now almost £1600/sq ft.

Prime riverside developments have also seen good increases and their average £ per sq foot is now £930.

Even in the first few weeks of 2008 we have seen a steady influx of new buyers onto the market, together with some excellent new instructions. This will undoubtedly help to give confidence to discerning buyers that need a new home.

Average £ per sq ft



Kensington & Chelsea



REDWOOD MANSIONS, KENSINGTON GREEN W8

Stunning fifth floor three bedroom penthouse with south facing terrace.

- 2002 sq ft (186 sq m)
- Dining Hall
- Double Reception Room
- Kitchen
- Three Bedrooms
- Two Bathrooms
- Shower Room
- Cloakroom
- Two Secure Underground Car Parking Spaces

£4,000,000 Share of Freehold



DEVONSHIRE PLACE, KENSINGTON GREEN W8

Superb mews house with private garden and underground parking.

- 1808 sq ft (108 sq m)
- Double Reception Room
- Dining Room
- Eat in Kitchen
- Four Bedrooms
- Three Bathrooms
- Private Garden
- Two Secure Underground Car Parking Spaces

£3,000,000 Guide Freehold



WALNUT COURT, KENSINGTON GREEN W8

Superb sixth floor two bedroom apartment with panoramic views.

- 875 sq ft (81.3 sq m)
- Reception Room
- Kitchen
- Two Bedrooms
- Two Bathrooms
- Two Secure Underground Car Parking Spaces

£1,475,000 Share of Freehold



SANDALWOOD MANSIONS, KENSINGTON GREEN W8

Two bedroom apartment with south facing reception room and garden views.

- 940 sq ft (87.3 sq m)
- Reception Room:
- Kitchen
- Two Bedrooms
- Two Bathrooms
- Secure Underground Car Parking Space

£1,300,000 Share of Freehold.



SANDALWOOD MANSIONS, KENSINGTON GREEN W8

Bright first floor south facing one bedroom apartment.

- 624 sq ft (57.97 sq m)
- Reception Room
- Kitchen
- Bedroom
- Bathroom
- Secure Underground Car Parking Space

£850,000 Share of Freehold.



WALNUT COURT, KENSINGTON GREEN W8

Newly refurbished one bedroom apartment with garden views.

- 527 sq ft (49 sq m)
- Reception Room
- Kitchen
- Bedroom
- Bathroom
- Secure Underground Car Parking Space

£795,000 Share of Freehold.

Riverside

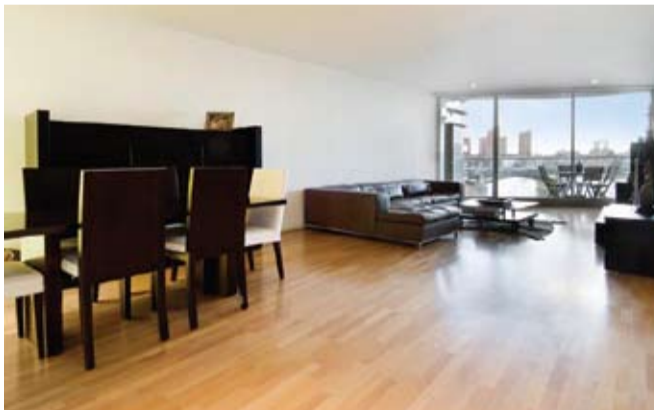


ALBION RIVERSIDE SW11

Superb lateral space with views towards both Albert and Battersea Bridges.

- 4002 sq ft (371 sq m)
- 65' Reception Room
- Kitchen
- Four Bedrooms
- Three Bathrooms
- Cloakroom
- Balcony
- Three Secure Underground Car Parking Spaces

£5,600,000 Leasehold approx 988 years remaining



ALBION RIVERSIDE SW11

Superb third floor apartment with river views from both the reception room and master bedroom

- 1811 sq ft (168 sq m)
- Reception Room
- Kitchen
- Three Bedrooms
- Three Bathrooms
- Utility Room
- Two Secure Underground Car Parking Spaces

£1,950,000 Leasehold approx 988 years remaining



THE MONTEVETRO BUILDING SW11

Superb sixth floor two bedroom apartment with balcony and river views.

- 1347sq ft, (125 sq m)
- Reception Room
- Kitchen
- Two Bedrooms
- Two Bathrooms
- West Facing Balcony
- Secure Underground Car Parking Space

£1,400,000 Share of Freehold.



THE MONTEVETRO BUILDING

SW11

Beautifully presented two bedroom apartment benefiting from river views.

- 1569 sq ft, (145.78 sq m)
- Reception Room
- Kitchen Area
- Two Bedrooms
- Two Bathrooms
- West Facing Terrace
- Secure Underground Car Parking Space

£1,395,000 Share of Freehold.



THE MONTEVETRO BUILDING

SW11

First floor apartment with superb views of the river and St. Mary's Church.

- 986 sq.ft (92 sq.m)
- Reception Room
- Kitchen
- Two Bedrooms
- Two Bathrooms
- Secure Underground Car Parking Space.

£695,000 Share of Freehold.



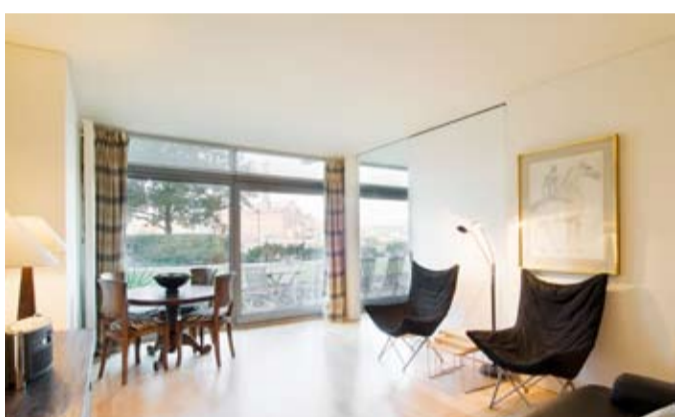
ALBION RIVERSIDE

SW11

Superb architect designed one bedroom apartment that has to be seen to be appreciated.

- 807 sq ft (75 sq m)
- Open Plan living Space
- Kitchen Area
- Bedroom Area
- Bathroom
- Secure Underground Car Parking Space.

£675,000 Leasehold approx 988 years remaining.



THE MONTEVETRO BUILDING

SW11

Beautifully presented one bedroom apartment being sold as a tenanted investment.

- 732 sq ft (68 sq m)
- Reception Room
- Kitchen
- Bedroom
- Bathroom
- Terrace
- Secure Underground Car Parking Space

£550,000 Share of Freehold



ALBION RIVERSIDE

SW11

Immaculate apartment situated in this Foster Designed building with south facing views.

- 719 sq.ft (66.8 sq.m)
- Reception Room
- Kitchen Area
- Bedroom
- Bathroom
- Secure Underground Car Parking Space

£515,000 Leasehold approx 988 years remaining.



FALCON WHARF

SW11

A selection of apartments available at Falcon Wharf, one & two bedroom apartments in of this newly completed building.

- Reception Rooms
- Kitchens
- One or Two Bedrooms
- One or Two Bathrooms
- Winter Gardens
- Secure Underground Car Parking available

£350,000 - £620,000 L/hold approx 123 yrs remaining

News...



David Geuens

New Asset

We are delighted to introduce you to David Geuens who joined the team in November 2007. David has excellent experience in property after working at Chesterton in Chelsea for two and a half years. Prior to this David worked for the Belgian Consulate in Johannesburg. David is responsible for managing the office and marketing, and is a great asset to our team.



Bishops Square Update

With the exception of the show flat to be released later this year, all of the apartments at Bishops Square have now been sold fifteen months prior to practical completion. We are delighted to have achieved record prices for the apartments with a number selling close to £1,000 per square foot, certainly a first for the area!

Native Land Sales success...